



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee (TRC)  
April 21, 2020**

## MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on April 21, 2020 in the fifth floor Kenneth Greg Niles Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Kaye Graybeal called the meeting to order at 1:30 PM.

### MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater/Watershed (R)	Teresa Andrews
Plan Review (R)	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal (R)	Michael Townsend
Environmental Health (R)	John Nykamp

### STAFF PRESENT:

Planner II	Oliver Bass
Administrative Assistant (R)	Deborah Sandlin
Planner II (R)	Matt Talbott

### ADVISORY MEMBER PRESENT:

NCDOT (R)	Bobby Norris
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### OTHERS PRESENT:

Brian Hall (R)	Samet Corp.
Lee Bakely (R)	BL Companies
Jessica Bates (R)	BL Companies
Norris Clayton (R)	Hugh Creed Associates
Chuck Looper (R)	Penske
Richard Kuehn (R)	EPES
David Leik (R)	EPES
Phil Peck (R)	EPES
Jack Barry (R)	EPES

R = Attended meeting remotely (via Skype or Conf. Call)

**MINUTES:**

Beth Anne Aheron motioned to approve the minutes of the March 17, 2020 TRC meeting, seconded by Michael Townsend. The motion passed unanimously.

Beth Anne Aheron motioned to approve the minutes of the April 7, 2020 TRC meeting, seconded by John Nykamp. The motion passed unanimously.

**NEW BUSINESS:**

**MAJOR SITE PLAN CASE #20-03-GCCP-02219 PROJECT RC WAREHOUSE REVISIONS**

The property is located at the northwest intersection of Franz Warner Parkway and Rock Creek Dairy Road, Guilford County Tax Parcel 108772 (part), Rock Creek Township, approximately 33.51 acres. The applicant proposes to develop a 90,075-sf warehouse on a vacant parcel. Zoning: LI, WCA, Rock Creek Consent Area. Contact: Brian Hall, SAMET Corp.

**Planning Comments: (Oliver Bass, 641-3578)**

1. Document Greensboro public water and sewer utility service agreement and plan approval.
2. Provide inventory of existing trees to be preserved to comply with planting rate requirements within 90 days of receiving building permit.

**Building Comments: (Jim Lankford, 641-3321)**

1. Verify enlarged details for all types of curb cut ramps. If no curb cut used, indicate access aisle/drive flush with sidewalk and show wheel stops as applicable. Curb cut ramps shall not encroach on any landings.
2. Show all HC accessible routes paved, dimensioned and hatched (when crossing or in vehicle paths). Show applicable detectable warnings.

**Environmental Health Comments: (John Nykamp, 641-4807)**

1. No comments at present time

**Watershed Comments: (Teresa Andrews, 641-5565)**

**The following are comments pertaining to the revised plans which include details of the SCM's:**

1. Provide an Engineer's Statement of Run-off Control as stated in 7-1.6 (B) of the Guilford County Environmental Regulations.
2. Please correct sheet GD-0 maximum BUA 60%, to Max BUA 70% as reflected on the cover sheet.
3. The maintenance accesses are shown on the plans from the internal driveways. The designer has provided a blanket statement that a drainage maintenance easement will be provided over the entire parcel to allow for State access for stormwater inspection and maintenance (see Sheet WP-6). Documents pertaining to the

drainage/inspection and maintenance of the SCM's shall be approved by Guilford County prior to recordation.

4. Inlets into the ponds have inverts that don't allow for sufficient cover over the pipes.
5. Wet Pond 3 - What is planned for the existing discharge pipe from the roadway? Is the discharge from this existing pipe included in the Pond calculations?
6. Wet Pond 2,3 and 4 - A portion of the embankment and the outlet pipe are in the stream buffer. Provide diffuse flow at pipe outlets. Also note Buffer Authorization required. Also, these ponds are designed with no bottom drain pipe. Provide a statement in the Operation and Maintenance Agreement that clarifies the Owner will provide a pump for drawdown of the permanent pool when necessary for inspections or removal of sediment.
7. The detail for the domed trash rack is for round pipe stands, please specify a trash rack that will work on the proposed square OCS.

**The following are comments pertaining to the Stormwater Report and Calculations:**

8. For all 5 of the pond calculations, the design calculations indicate the volume of runoff from the first one inch of rain was used to determine volumes. However, the discharge of the volume needs to be shown to be of equal or less than the predevelopment discharge rate for the one-year, 24-hour storm.
9. Please provide proposed and existing drainage area maps with labels that reference the HydroCAD analysis.
10. The design storm should draw down between 2 and 5 days. Provide a calculation.
11. See attached marked up sheets from the calculations, Sheets 9 & 21.
12. Supplemental Sheets used are from 2012, NCDEQ has updated this form, see Supplemental Form EZ, <https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permit-guidance/stormwater-bmp-manual>. Please use updated forms for any future projects.
13. Please provide a summary of your pre-development findings vs post-development for the 1-yr - 24-hour event.
14. The Design Rainfall Depth on the Supplemental Sheets should be 1". Please identify sheets by Pond number or drainage basin.
15. Provide calculations that show the required design volume and average depth per the latest revised NCDEQ Stormwater Manual. Or please provide additional information on the method used.
16. The routing calculations do not appear to take into consideration the top elevations of the OCSs and the spillway elevations.
17. Please provide additional sheet detailing buffer and floodplain impacts, including all allowable and exempt impacts.

**Community Services Comments: (Beth Anne, 641-3645)**

1. Need confirmation letter for water/sewer connection.

**Fire Marshal Comments: (Michael Townsend, 641-6541)**

1. No Comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. TIAs are being reviewed.
2. Driveway permit will be required.
3. Provide right turn lane or taper off Rock Creek Dairy Rd.

*Teresa Andrews made a motion to Revise/Resubmit; there was a second by Beth Anne Aheron. The motion passed unanimously.*

**MAJOR SITE PLAN CASE #20-04-GCCP-02498 EPES TRUCKING COMPANY TRAILOR STORAGE ADDITION**

Located at 3400 Edgefield Court off NC Highway 68, north of I-73 interchange, Guilford County Tax Parcels 169497, 169483, 169480, and 169481, Deep River Township. The applicant proposes to add approximately 53,977 sf of impervious surface area to accommodate additional trailer storage. Zoning: LI, GWA, NC68 Scenic Corridor. Contact: Norris Clayton (Hugh Creed Associates)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Provide landscaping plan for expanded areas.
2. Combine parcels to create a single zoning lot.
3. Provide typical dimensions of trailer storage areas.
4. Provide width of trailer storage area access drives and aisles.
5. How will trailer spots be delineated on ground?
6. 2018 GIS aerials show trailers stored on parcels 169480 and 169481 that are not shown on site plan.
7. Label buildings shown on parcels as existing or proposed. Label purpose of buildings (i.e. office, storage, etc.)
8. Add case# 20-04-GCPL-02498 to future submissions.

**Building Comments: (Jim Lankford, 641-3321)**

1. BUILDING portion of Coversheet is incomplete. Information provided should specify and reflect '2018' North Carolina Building Code.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Detail breakdown of site - cover and BUA - existing and proposed.
2. Need to combine lots.
3. Not all BUA on site is treated.
4. Clearly display proposed BUA.
5. Greensboro GWA BUA limit for high density is 50% - BUA added up is 71% - not including existing BUA on smaller parcels.
6. 19.3 ac parcel received additional BUA allocation in 2000. Please note on plans.
7. Maintenance note needed.
8. Engineers Certificate of completion note needed.
9. BUA amounts on cover sheet are incorrect.

**Environmental Health Comments: (John Nykamp, 641-4807)**

1. Developer must schedule meeting with Environmental Health (336-641-7613, 336-451-7327) to evaluate existing well(s). Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

**Community Services Comments: (Beth Anne, 641-3645)**

1. No comments

**Fire Marshal Comments: (Michael Townsend, 641-6541)**

1. Proposed access gravel road off Pleasant Ridge Road shall be a minimum of 20 feet wide.

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. Need request to extend previously approved driveway permit.

*Teresa Andrews made a motion to Revise/Resubmit; Beth Anne Aheron second. The motion passed unanimously.*

**MAJOR SUBDIVISION CASE #20-04-GCPL-02543 CADENCE PHASE 2 PRELIMINARY PLAT**

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123 part. This is a request for preliminary plat approval of Cadence Subdivision Phase 2. Phase 2 includes 64 single-family lots on 65.39 acres. Zoned CZ-PDR, WCA. Designer: Norris Clayton, Hugh Creed & Assoc, INC.

**Planning Comments: (Oliver Bass, 641-3578)**

1. Must record UDP, Sketch, Common Signage in Register of Deeds before preliminary plat approval.
2. Correct zoning from CU-PD-R to CZ-PD-R on any resubmission.
3. Indicate street frontage of common areas along.
4. Add Case# 20-04-GCPL-02543.

**Building Comments: (Jim Lankford, 641-3321)**

1. No Comments.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Flood panel number and effective date missing; parcel is on two panels.
2. Expand on note - give specifics about zoning and WCA please.

**Environmental Health Comments: (John Nykamp, 641-4807)**

**ADVISORY COMMENT:** If remote nitrification field areas are to be used, the specific areas must be shown on the map submitted to Environmental Health for Soil Evaluations.

**ADVISORY COMMENT:** A fee of \$200 for each off-site septic area will be collected when the Improvement Permit is issued.

**Community Services Comments:** (Beth Anne, 641-3645)

1. No comments

**Fire Marshal Comments:** (Michael Townsend, 641-6541)

1. Street signs shall be installed before any construction begins.

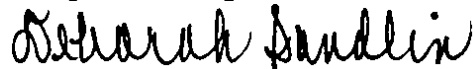
**NCDOT Comments:** (Bobby Norris, 487-0100)

1. No comments

*John Nykamp motioned for CA (Conditional Approval); Jim Lankford seconded. The vote was unanimous in favor of the motion.*

*There being no additional business, Beth Anne Aheron motioned to adjourn at approximately 2:30 p.m. followed by a second from Michael Townsend. The motion to adjourn passed unanimously.*

Respectfully submitted,



Deborah Sandlin  
Recording Secretary